### FORM D

# UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

PROCESSED

JUN 0 3 2008

THOMSON REUTERS

## **FORM D**

# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

14365						
OMB APPRO						
OMB Number:	3235-0076					
Expires:						
Estimated average burden						
hours per response	∍16.00					

SEC USE ONLY							
Prefix	Şerial						
DATE RECEIVED							
	1						

Name of Offering ( check if this is an amendment and name has changed, and indicate change.)	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	<del>-</del>
A. BASIC IDENTIFICATION DATA	SEC Mall Processing
Enter the information requested about the issuer	Section
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)	(B) II
Tri County Partners, L.P.	'MAV 292008
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
2801 Liberty Avenue, Suite 100, Pittsburgh, PA 15222  Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Same Brief Description of Business	<u> </u>
Purchase, lease and/or sell commercial real property commonly known as 2500 Lovi Road,	New Sewickley, PA.
Type of Business Organization  corporation business trust limited partnership, already formed other ( limited partnership, to be formed	please specify):
Actual or Estimated Date of Incorporation or Organization: 03 018 Actual Esti  Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State  CN for Canada; FN for other foreign jurisdiction)	mated :: 日日 08047793
GENERAL INSTRUCTIONS	
Federal: Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D 77d(6).	or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given which it is due, on the date it was mailed by United States registered or certified mail to that address.	g. A notice is deemed filed with the U.S. Securities below or, if received at that address after the date on
Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20	0549.
Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manual photocopies of the manually signed copy or bear typed or printed signatures.	ly signed. Any copies not manually signed must be
Information Required: A new filing must contain all information requested. Amendments need only reporthereto, the information requested in Part C, and any material changes from the information previously suppose to be filed with the SEC.	ort the name of the issuer and offering, any changes blied in Parts A and B. Part E and the Appendix need
Filing Fee: There is no federal filing fee.	
State: This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for accompany this form. This notice shall be filed in the appropriate states in accordance with state law this notice and must be completed.	Securities Administrator in each state where sales or the exemption, a fee in the proper amount shall
ATTENTION	
Failure to file notice in the appropriate states will not result in a loss of the federal e appropriate federal notice will not result in a loss of an available state exemption unlifiling of a federal notice.	exemption. Conversely, failure to file the ess such exemption is predictated on the

		A. BASIC IDE	ENTIFICATION DATA		
. Enter the information rec	quested for the fol	lowing:			
• Each promoter of th	ne issuer, if the iss	suer has been organized w	ithin the past five years;		
<ul> <li>Each beneficial owr</li> </ul>	er having the pow	er to vote or dispose, or dis	rect the vote or disposition	of, 10% or more of	a class of equity securities of the issuer.
<ul> <li>Each executive offi</li> </ul>	cer and director o	f corporate issuers and of	corporate general and man	naging partners of p	partnership issuers; and
<ul> <li>Each general and m</li> </ul>	anaging partner o	f partnership issuers.			
21 - I. Danidas Abat Abadas	Promoter	Beneficial Owner	Executive Officer	Director	General and/or
Check Box(es) that Apply:					Managing Partner
Full Name (Last name first, if Reilly, Bernard T.					
Business or Residence Addres 2801 Liberty Avenue, Sui			ode) 		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i Pivirotto, Bryan E.	f individual)				
Business or Residence Addre 2801 Liberty Avenue, Suit			ode)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first, i	f individual)			<del></del>	
Business or Residence Addre	ss (Number and	Street, City, State, Zip C	ode)	<u>.</u>	
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first,	f individual)				
Business or Residence Addre	ess (Number and	Street, City, State, Zip C	Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first,	if individual)	<u> </u>			
Business or Residence Addre	ess (Number and	d Street, City, State, Zip C	Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first,	if individual)				
Business or Residence Addr	ess (Number an	d Street, City, State, Zip C	Code)		
Check Box(es) that Apply:	Promoter	Beneficial Owner	Executive Officer	Director	General and/or Managing Partner
Full Name (Last name first,	if individual)				
Business or Residence Addr	ess (Number an	d Street, City, State, Zip (	Code)		
	(Use h	lank sheet or copy and us	e additional copies of this	sheet, as necessary	<i>)</i>

Γ			<del></del>		B. IN	FORMATI	ON ABOU	r offerin	VG			-	
1.			, or does th	Ansv	ver also in	Appendix,	Column 2	, if filing u	nder ULO	E.		Yes	No X
2.	What is	the minim	um investm	ent that wi	ili be accep	oted from a	ny individ	u <b>ai</b> ?				s_25,0	<del></del>
3. 4.	Enter th commiss If a person	e informat sion or simi on to be list , list the na	lar remuner ted is an ass	ed for each ration for se ociated per roker or de	n person wolicitation rson or age aler. If mo	ho has been of purchase nt of a brok ore than five	n or will b rs in conne er or dealer (5) person	e paid or g ction with registered s to be liste	given, direct sales of sect with the S ed are asso	ctly or indi curities in the EC and/or	rectly, any	Yes	No
Fu			first, if indi			on for that	Olokol ol c	-	<u> </u>	<del></del>			
	•		hall be pai										
Bu	siness or	Residence	Address (N	umber and	Street, Ci	ty, State, Z	ip Code)						
Na	ame of Ass	sociated Br	oker or Dea	aler					. ,				
Sta			Listed Has									Al	l States
	AL IL MT RI	AK IN NE SC	AZ IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI ÖH WV	GA MN OK WI	MS OR WY	MO PA PR
Fu	ıll Name (	Last name	first, if indi	ividual)		. , ,							
Bı	isiness or	Residence	Address (1	Number an	d Street, C	ity, State, 2	Zip Code)						
N	ame of As	sociated Br	oker or De	aler			<u> </u>						
St	ates in Wi	nich Persor	Listed Has	s Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All State:	or check	individual	States)		***************************************	***************************************				☐ Al	1 States
	AL IL MT RI	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	MO PA PR
Fı	ıll Name (	Last name	first, if ind	ividual)									
B	usiness or	Residence	: Address (1	Number an	d Street, C	City, State,	Zip Code)					•	
N	ame of As	sociated B	roker or De	aler		•••				· · · · · · · · · · · · · · · · · · ·			
St	ates in W	hich Persor	Listed Ha	s Solicited	or Intends	to Solicit	Purchasers						
			s" or check									☐ Al	l States
	AL IL MT	AK IN NE SC	IA NV SD	AR KS NH TN	CA KY NJ TX	CO LA NM UT	CT ME NY VT	DE MD NC VA	DC MA ND WA	FL MI OH WV	GA MN OK WI	HI MS OR WY	ID MO PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	S	\$ 0.00
	Equity		\$ 0.00
	□ Common □ Preferred	·	
	Convertible Securities (including warrants)	\$	0.00 \$
	Partnership Interests limited partnership interests		\$ 0.00
	Other (Specify)		\$ 0.00
	Total	2,074,000.00	
	Answer also in Appendix, Column 3, if filing under ULOE.	*	
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate Dollar Amount of Purchases
	Accredited Investors		\$ 0.00
	Non-accredited Investors		\$ 0.00
	Total (for filings under Rule 504 only)		\$ 0.00
	Answer also in Appendix, Column 4, if filing under ULOE.		<u> </u>
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.  N/A		Dollar Amount
	Type of Offering	Security	Sold
	Rule 505	0	\$_0.00
	Regulation A	0	\$_0.00
	Rule 504	0	\$_0.00
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees	<b></b>	
	Printing and Engraving Costs		\$ 500.00
	Legal Fees		\$_3,000.00
	Accounting Fees		\$_3,000.00
	Engineering Fees		\$0.00
	Sales Commissions (specify finders' fees separately)	_	\$_0.00
	Other Expenses (identify)	-	\$_0.00
	Total		\$ 9,000.00

	b. Enter the difference between the aggregate offeri and total expenses furnished in response to Part C — oproceeds to the issuer."	Question 4.a. This difference is the "adjusted gros	S	\$
5.	Indicate below the amount of the adjusted gross pro each of the purposes shown. If the amount for any check the box to the left of the estimate. The total of proceeds to the issuer set forth in response to Part	y purpose is not known, furnish an estimate an the payments listed must equal the adjusted gros	d	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees Madison Acquisitions	s, LLC	· 🗆 \$	<u>\$ 300,000.00</u>
	Purchase of real estate (from security o	ffering, excl. financing)	· 🗆 \$	\$_1,765,000.00
	Purchase, rental or leasing and installation of mac and equipment		.┌┐\$	<b>□</b> \$
	Construction or leasing of plant buildings and faci		_	
	Acquisition of other businesses (including the value offering that may be used in exchange for the asset issuer pursuant to a merger)	ets or securities of another	. 🗆 \$	_ 🗆 \$
	Repayment of indebtedness		· 🗆 \$	s
	Working capital		. 🔲 \$	<b>s</b>
	Other (specify):			
			. 🗆 \$	_ 🗆 \$
	Column Totals		\$ <u></u> \$	\$ 2,065,000.0
	Total Payments Listed (column totals added)		\$	,065,000.00
		D. FEDERAL SIGNATURE	-	
sig	e issuer has duly caused this notice to be signed by the nature constitutes an undertaking by the issuer to fur information furnished by the issuer to any non-acc	nish to the U.S. Securities and Exchange Comm	ission, upon writte	ule 505, the following en request of its staff,
Iss	uer (Print or Type)	Signature	Date _ /	Tan
Tı	i County Partners, L.P.	Fred //W	5/16	/UB
Nε	me of Signer (Print or Type)	Pittle of Signer (Print or Type)		
Ве	nard T. Reilly	President of General Partner, Tri State Man	agement, Inc.	

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE		
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No <b>⊠</b>

2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.

See Appendix, Column 5, for state response.

- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)	Signature	
Tri County Partners, L.P.	5/16/08	
Name (Print or Type)	Title (Print or Type)	
Bernard T. Reilly	President of General Partner, Tri State Management, Inc.	

### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

	APPENDIX											
1	Intend to non-a investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		amount pu	investor and rchased in State C-Item 2)		Disqualification under State ULC (if yes, attach explanation of waiver granted (Part E-Item 1)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
AL		x							×			
AK		×					· · · · · · · · · · · · · · · · · · ·		x			
AZ		×							×			
AR		×							×			
CA		×							×			
со		×	Limited Partr Interest	ership (l)	100,000 to 300,	000 <u>.</u>			×			
СТ		×							×			
DE		×							x			
DC		x							×			
FL		×	LP Interest	(1)	100,000 to 300,0	<b>0</b> 0			x			
GA		×							×			
HI		×							×			
ID		×							×			
IL		×							<b>X</b>			
IN		×							×			
IA		×							×			
KS		×							×			
KY		×							×			
LA		×							×			
ME		×							×			
MD		×							×			
MA		×				ļ			×			
МІ		×							×			
MN		×							×			
MS		×							×			

#### 1 2 3 Disqualification Type of security under State ULOE (if yes, attach Intend to sell and aggregate Type of investor and explanation of offering price to non-accredited amount purchased in State waiver granted) offered in state investors in State (Part E-Item 1) (Part C-Item 2) (Part C-Item 1) (Part B-Item 1) Number of Number of Non-Accredited Accredited Investors **Investors** Amount Yes No Yes Amount State No X MO X X MT X X NE X x NV X x NH X × NJ X x NM X × X NY X NC X X X ND X × OH × OK × X OR × Lim. Ptship Int. up to 2,074,000 10-15 X PΑ X RI X X × SC X × ŞD × TN X X TX X X UT × x VT X X × VA X X WA X X wv X WI

**APPENDIX** 

				APPI	ENDIX							
1		2	3		4				5 Disqualification			
	to non-a investor	l to sell accredited as in State 3-Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			under (if y Type of investor and exp amount purchased in State wair		under State UI (if yes, attace Type of investor and explanation amount purchased in State waiver grant		ate ULOE , attach ation of granted)
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No			
WY		×							×			
PR		×							×			

